DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Kathryn Hodges, Puget Sound Energy

LOCATION OF PROPOSAL: 326 and 354 W Lake Sammamish Pkwy. SE

DESCRIPTION OF PROPOSAL: Relocation of six existing electrical poles and associated infrastructure adjacent to West Lake Sammamish Parkway. Work includes associated tree removal in a steep slope critical area on private property.

FILE NUMBERS: 20-104336-LO **PLANNER:** Reilly Pittman, 425-452-4350

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **9/3/2020**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

By: *Heidi Bedwell, Planning Manager* **Date:** 8/20/2020

Signed for:

Elizabeth Stead, Environmental Coordinator
Development Services Department

OTHERS TO RECEIVE THIS DOCUMENT:

- ❑ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov
- ❑ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ❑ Army Corps of Engineers
- ❑ Attorney General ecyolyef@atg.wa.gov
- ❑ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	PSE Pole Replacement
Proposal Address:	326 and 354 W Lake Sammamish Pkwy. SE
Proposal Description:	Puget Sound Energy (PSE) proposes to relocate electrical utility infrastructure as part of the approved City of Bellevue Transportation project for Phase 2 of the W Lake Sammamish Parkway Trail. PSE will replace and relocate six existing power poles and make other minor changes within the top-of-slope buffer and toe-of-slope setback along the east and west unimproved sides of W Lake Sammamish Parkway respectively. This work requires the removal of four additional trees located in the steep slope critical areas east of the parkway that were not accounted for in the approval of the City's trail project as well as require additional mitigation for this removal.
File Number:	20-104336-LO
Applicant:	Kathryn Hodges, Puget Sound Energy
Decisions Included	Critical Areas Land Use Permit - (Process II. 20.30P)
Planner:	Reilly Pittman, Senior Environmental Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** By: *Heidi Bedwell, Planning Manager* for Elizabeth Stead, Environmental Coordinator Development Services Department
Director's Decision:	**Approval with Conditions** By: *Heidi Bedwell, Planning Manager* for Michael A. Brennan, Director Development Services Department

Application Date:	March 4, 2020
Notice of Application Date:	April 30, 2020
Decision Publication Date:	August 20, 2020
Project Appeal Deadline:	September 3, 2020

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the SEPA Threshold Determination or Critical Areas Land Use Permit decision must be made to the City of Bellevue City Clerk's Office by 5 p.m. on the date noted above as the appeal deadline.

CONTENTS

Documents Referenced in File

1. Project Plans
2. Critical Areas Narrative and Mitigation Plans
3. Arborist Report
4. Geotechnical Report
5. SEPA Checklist

All other documents and materials found in project file

I. Proposal Description

Puget Sound Energy (PSE) is proposing to remove four trees located on private property adjacent to Lake Sammamish Parkway SE (The Parkway) in order to relocate six utility poles and electrical utility infrastructure as part of the City of Bellevue West Lake Sammamish Parkway Phase II Trail that was approved under application 19-107341-LO. The proposed tree removal is located within steep slope critical area east of the Parkway. The trees removed are proposed to be mitigated by replanting 12 trees to achieve a 3:1 replacement ratio at a City Park property adjacent to the Parkway. Proposed pole relocation and electrical work is located within the 50-foot top-of-slope buffer on the east side of the Parkway and 75-foot toe-of-slope setback on the west side of the parkway. The proposed tree removal and electrical work was not included under the approval for the trail. As a result, a new Critical Areas Land Use Permit is required. This proposal changes an existing utility system which is an allowed use in LUC 20.25H.055 and subject to certain performance standards discussed in this report. **See Figure 1 below for project location which is adjacent to the approved trail and Figure 2 for specific tree removal locations.**

Figure 1 – Project Location

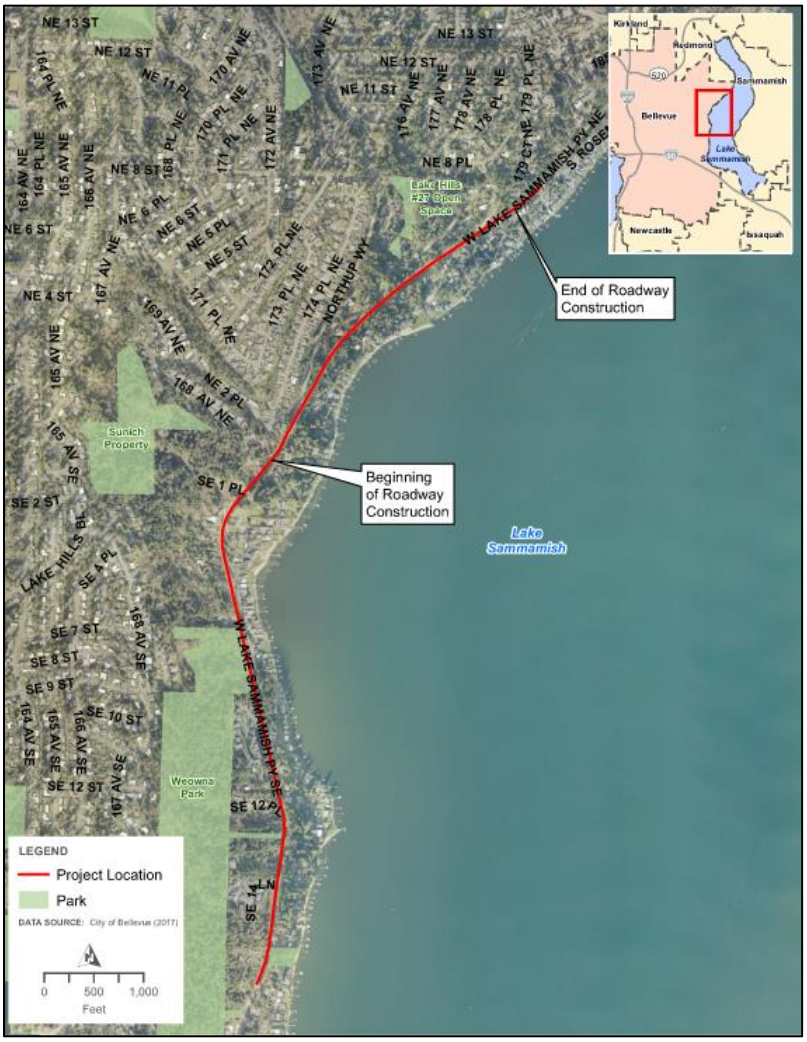
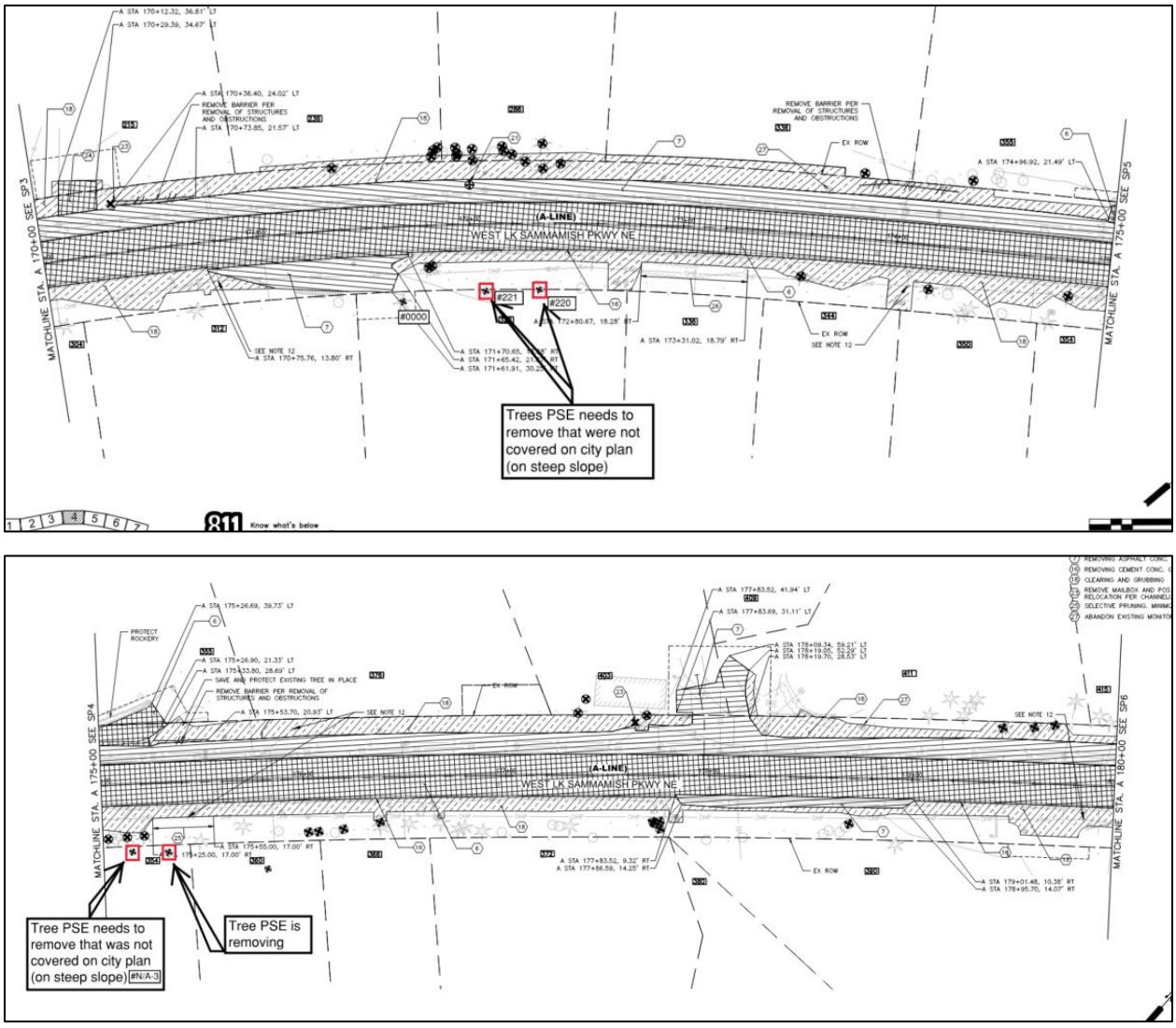


Figure 2 – Tree Removal Location



II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description

West Lake Sammamish Parkway NE is largest north to south street arterial near Lake Sammamish and is developed with a two lane roadway that provides a connection between Interstate 90 and State Route 520. The corridor is fronted primarily by residential properties on both sides that are serviced by individual driveway or private roadway connections. The street corridor in this project area meanders through steep slope critical areas on both sides of the road. The Parkway typically forms a flat bench on the slope that generally slopes down toward Lake Sammamish. Improvements proposed along the Parkway are typically located in steep slope, the buffer from the top-of-slope, or the setback from the toe-of-slope.

B. Zoning

The properties in this location are zoned R-2.5 which is a single-family zoning district with 2.5 dwelling units per acre expected.

C. Land Use Context

The proposed tree cutting is located on private properties with residential uses. Uses along the Parkway are almost entirely residential with the exception of properties with Parks uses.

D. Critical Areas – Functions and Values

The project area is located in steep slopes, 50-foot top-of-slope buffer, and 75-foot toe-of-slope setback. The Land Use Code protects critical areas and their important functions and values described below.

i. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

a. Site Conditions, Project Impacts and Proposed Mitigation

Steep slope critical areas exist on both side of Lake Sammamish Parkway in vicinity of this project area. The proposed electrical utility alterations will be located in the 50-foot buffer or 75-foot setback. The proposed tree removal is located in steep slope critical area on two separate properties. Four trees are proposed to be removed, two trees on each lot, as they currently interfere with electrical lines and have been trimmed or subject to topping as documented in the submitted arborist report that documented trees along the trail alignment. The only impact to the steep slope will be a result of tree cutting. The impacted area is proposed to be restored with native planting that includes shrubs and ground covers. Mitigation for the tree removal is located off-site, on a City-owned Parks and Utilities Department property so that trees can be planted and allowed to achieve mature size without conflict with the overhead power lines. Four trees are proposed to be removed and 12 trees are proposed to be

planted to achieve a replacement ratio of 3:1. Proposed replanting and species are described on the submitted mitigation plans which are reference document 2. See section III of this report for discussion of performance standards related to this proposal.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The proposed relocation of utility poles and infrastructure as well as tree cutting are not subject to zoning dimensional requirements. The project is compatible with the residential and recreational uses along the Parkway.

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer.

The project is subject to the performance standards found in LUC 20.25H.055.C below.

i. Consistency with LUC 20.25H.055.C.2.a – Uses and Development Allowed Within Critical Areas

New or expanded facilities and systems are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:

1. The location of existing infrastructure;

Finding: The proposal relocates existing electrical infrastructure adjacent to the Parkway. Given the nature of this existing corridor and the need to maintain electrical service there are limited options to placement of the poles.

2. The function or objective of the proposed new or expanded facility or system;

Finding: The proposal will maintain electrical service and allow for trail improvements to the Parkway that will improve non-motorized mobility by increasing pedestrian and bike options along the Parkway.

3. Demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new or expanded facilities or systems outside of the critical area;

Finding: PSE reduced the number of trees needed for removal through changes to the type of pole and placement of the poles. The trees proposed for removal are subject to maintenance pruning or have been historically topped to ensure they do not

damage the electrical lines. There is no option to relocate this electrical system alignment as it is needed to serve the houses along the Parkway.

4. Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance; and

Finding: The only other option to avoid these impacts is to place the electrical lines underground which has a cost that far exceeds the environmental impact of removing these trees that are already impacted from pruning to avoid the power lines.

5. The ability of both permanent and temporary disturbance to be mitigated.

Finding: The proposal includes mitigation for tree removal and will replant 12 trees on an off-site City-owned property. The immediate area of clearing is proposed to be restored with native planting. See Figure 3 below for example of restoration and tree planting for one of the two properties with tree removal.

Figure 3

TREE REMOVAL TABLE:

SITE LOCATION	COMMON	BOTANICAL	DBH
354 West Lake Sammamish Parkway NE	Douglas fir	*Psuedotsuga menziesii*	23"
"	Douglas fir	*Pseudotsuga menziesii*	24"
		TOTALS:	**2**

MITIGATION PLANTINGS – 600 square feet (SF) On-site Shrub Replacement

SITE 1	SPECIES	BOTANICAL	#	SIZE	NOTES
300 SF of impacts (15'x20')	red-flowering currant	*Ribes sanguineum*	3 (+2)	1 G	Plant 4-6 ft on center
	snowberry	*Symphoricarpus albus*	5 (+1)	1 G	"
		TOTALS:	**8 (+3)**	*30% (+) added for percent survival by year 3*	

*The total required planting number is **8**.*

SITE 2	SPECIES	BOTANICAL	#	SIZE	NOTES
300 SF of impacts (15'x20')	red-flowering currant	*Ribes sanguineum*	3 (+2)	1 G	Plant 4-6 ft on center
	snowberry	*Symphoricarpus albus*	5 (+1)	1 G	"
		TOTALS:	**8 (+3)**	*30% (+) added for percent survival by year 3*	

*The total required planting number is **8**.*

MITIGATION PLANTINGS – 3:1 Off-site Tree Replacement

CODE	SPECIES	BOTANICAL	#	SIZE	NOTES
PSME	Douglas fir	*Pseudotsuga menziesii*	3 (+1)	1 G	Plant 9 ft on center
PIMO	Western white pine	*Pinus monticola*	3 (+1)	1 G	"
		TOTALS:	**6 (+2)**	*30% (+) added for percent survival by year 3*	

*The total required planting number is **6**.*

ii. Consistency with LUC 20.25H.055.C.2.b - Uses and Development Allowed Within Critical Areas

If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the following:

1. **Location and design shall result in the least impacts on the critical area or critical area buffer;**
2. **Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized;**
3. **Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists;**
4. **Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance, for example by use of bridge, boring, or open cut and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided, that the Director may require that the facility be designed to accommodate additional facilities where the likelihood of additional facilities exists, and one consolidated corridor would result in fewer impacts to the critical area or critical area buffer than multiple intrusions into the critical area or critical area buffer;**
5. **All work shall be consistent with applicable City of Bellevue codes and standards;**
6. **The facility or system shall not have a significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod;**
7. **Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside critical area or critical area buffer except where no feasible alternative exists; and**
8. **Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**

Finding: The electrical poles and alignment were designed to reduce the need for tree removal. No disturbance to species of local importance was documented. No work near a stream or wetland is proposed. Nothing in the proposal changes stream conveyance or prevents future improvements or culvert removal. All work is designed to comply with permit requirements of the City of Bellevue. No parking areas are

proposed. As discussed above, all impacts to steep slopes and trees removed will be mitigated through replanting and restoration of temporary disturbance.

iii. Consistency with LUC 20.25H.125 - Performance standards - Landslide hazards and steep slopes.

No development or structures are proposed that are applicable to these performance standards. All areas of temporary disturbance on the steep slope resulting from tree removal are proposed to be restored per the plans for each lot. Replacement trees are proposed off-site and will be coordinated with the Parks and Utilities Department property managers. Final locations of trees are required to be established and verified through inspection by Land Use staff. **See Conditions of Approval for Land Use Inspection in Section IX of this report.**

IV. Public Notice and Comment

Application Date:	March 4, 2020
Public Notice (500 feet):	April 30, 2020
Minimum Comment Period:	May 14, 2019

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin and Seattle Times on April 30, 2020. It was mailed to property owners within 500 feet of the project site. Questions were received by email and one party of record request was received from one property owner impacted by tree removal proposed. PSE obtained approvals for the work from both property owners that have tree removal occurring on their property.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department reviewed the proposal for compliance with Clearing and Grading codes and standards and has approved the application subject to conditions listed below in Section IX.

B. Utilities

The Utilities Review section of Development Services Department reviewed the proposal for compliance with Utility codes and standards and has approved the application.

VI. State Environmental Policy Act (SEPA)

Environmental review is required for the proposal under the State Environmental Policy Act (SEPA), Chapter 43.21C RCW and Washington Administrative Code (WAC) 197-11, and the City's Environmental Procedures Code, Chapter 22.02 of the Bellevue City Code (BCC). The Environmental Checklist together with information provided below (and in the official file) adequately discloses expected environmental impacts associated with the proposed Design

Review approval. The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under SEPA.

Adverse impacts which are less than significant are subject to City Codes or Standards, which are intended to mitigate those impacts. In cases where the City has adopted development regulations to systematically avoid or mitigate adverse impacts, those standards and regulations, where applicable, will normally constitute adequate mitigation of the impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. Where impacts and regulations do not correspond, or where unanticipated impacts are not mitigated by existing regulations, BCC 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

A discussion of the impacts associated with the project is noted below, together with any specific conditions of approval. These impacts will be mitigated to less than significant through exercise of Code authority as well as through project-specific Conditions of Approval contained in this report.

A. Earth and Water

The only impacts are temporary and result from removal of trees on the steep slopes. The cutting areas are to be restored with native vegetation to ensure vegetation coverage of the slope is maintained. Four trees are proposed to be removed and 12 trees will be replanted on a property nearby.

B. Plants and Animals

As discussed previously, four trees are proposed to be removed and 12 trees will be replanted on a property nearby.

VII. Decision Criteria

A. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

1. **The proposal obtains all other permits required by the Land Use Code.**

   Finding: All required construction permits will be obtained. **See Conditions of Approval in Section IX of this report.**

2. **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer.**

   Finding: The proposal reduced the number of trees proposed to be removed through

alternative design of the power poles in the right-of-way.

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable.**

   Finding: The proposal incorporates the performance standards related to geologic hazard areas to the maximum extent applicable, as discussed in Section III above.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities.**

   Finding: The proposal maintains electrical service.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210.**

   Finding: The proposal includes a mitigation plan consistent with the requirements of LUC 20.25H.210. All planting on at the locations of tree removal and tree replanting is required to be per the submitted plans. **See Conditions of Approval regarding mitigation and restoration plans in Section IX of this report.**

6. **The proposal complies with other applicable requirements of this code.**

   Finding: As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposed electrical system repairs and removal of four trees along West Lake Sammamish Parkway NE associated with the construction of W Lake Sammamish Parkway Trail - Phase 2.

Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. Separate construction permits are required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a construction permit or other necessary development permits within one year of the effective date of the approval.

IX. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Utilities Code – BCC Title 24	Jeremy Rosenlund, 425-452-7683
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350

The following conditions are imposed under the Bellevue City Code as referenced:

1. **Clearing and Grading Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of any construction permit. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval.

   Authority: Land Use Code 20.30P.140
   Clearing & Grading Code 23.76.035
   Reviewer: Reilly Pittman, Development Services Department

2. **Rainy Season Restrictions**: Due to steep slopes on the site, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

   Authority: Clearing & Grading Code 23.76.093.A,
   Reviewer: Tom McFarlane, Development Services Department

3. **Land Use Inspection:** Inspection of tree planting and restoration of disturbance is required prior to final clearing and grading inspection.

   Authority: Land Use Code 20.25H.210
   Reviewer: Reilly Pittman, Development Services Department

4. **Off-Site Tree Mitigation Replanting:** 12 replacement trees are required to be replanted on the property indicated in the submitted plans that was established with the Parks and Utilities Departments. Placement of trees is required to be coordinated with these departments. Maintenance and monitoring of the trees is required by PSE for three years as described on the submitted plans for the two private properties with tree removal.

   Authority: Land Use Code 20.25H.210
   Reviewer: Reilly Pittman, Development Services Department

5. **On-Site Restoration:** Restoration at the location of tree removal on the private properties is

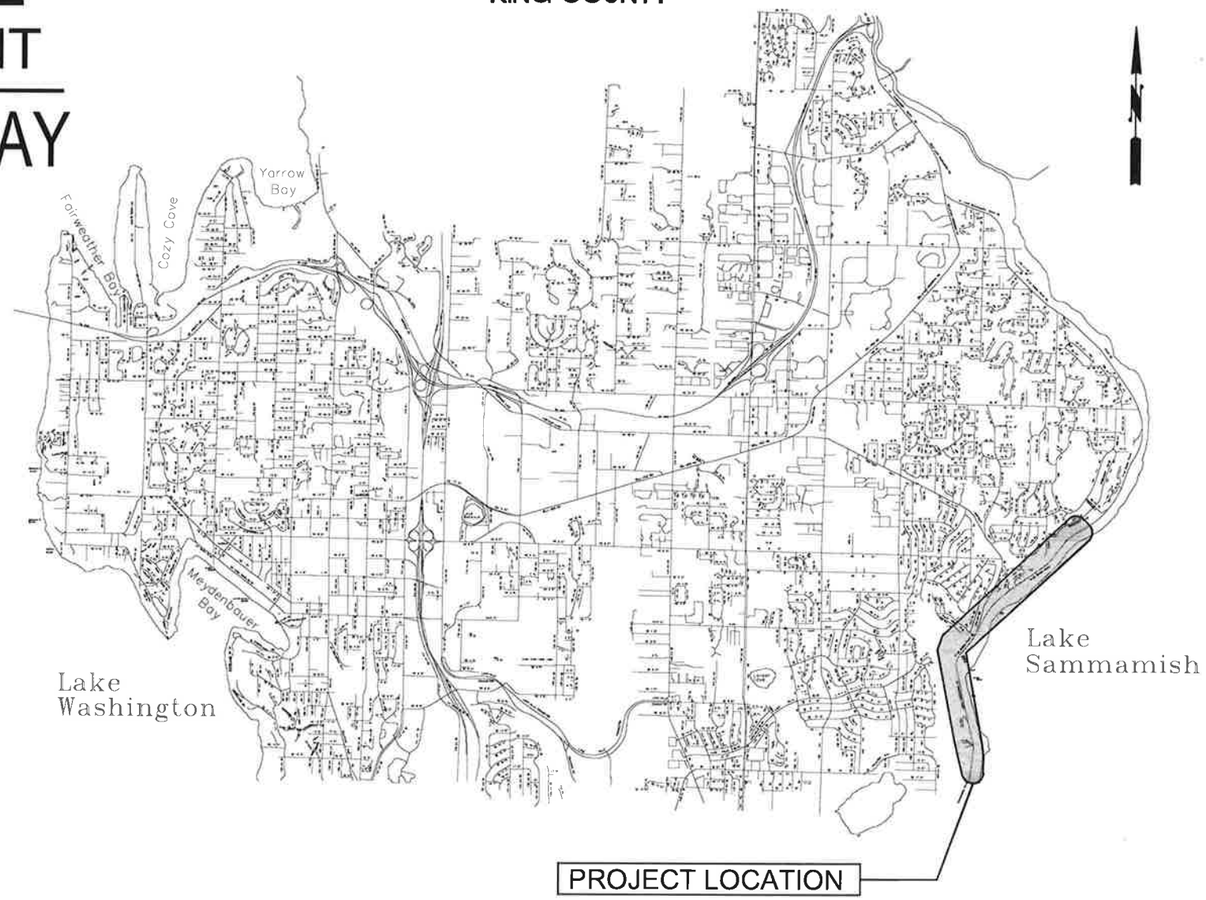
required per the submitted plans established with the subject property owners. These plants are required to be maintained and monitored by PSE for three years per the submitted plans.

Authority: Land Use Code 20.25H.210
Reviewer: Reilly Pittman, Development Services Department

CITY OF BELLEVUE
TRANSPORTATION DEPARTMENT

WEST LAKE SAMMAMISH PARKWAY
PHASE 2

SECTION 24, R6E., W.M.
KING COUNTY



SCHEDULE OF DRAWINGS

SHT NO.	SHT NAME	TITLE
1	COV	COVER SHEET, VICINITY MAP & INDEX
2–3	LG1–LG2	GENERAL NOTES, LEGEND AND ABBREVIATIONS
4–8	RS1–RS5	ROADWAY TYPICAL SECTIONS
9–15	EC1–EC7	TESC PLANS
16–22	SP1–SP7	SITE PREP & GRADING PLANS
23–31	AL1–AL9	ALIGNMENT PLAN & PROFILES
32–34	IG1–IG3	INTERSECTION GRADING PLANS
35–41	PV1–PV7	PAVING PLANS
42–45	PVD1–PVD4	PAVING DETAILS
46–53	DWP1–DWP8	DRIVEWAY APPROACH PLAN & PROFILES
54–69	PVR1–PVR16	PAVING RESTORATION PLANS
70–85	PRSP1–PRSP16	PAVING RESTORATION SITE PREP PLANS
86–92	DR1–DR7	DRAINAGE SYSTEM PLANS
93–99	DRP1–DRP7	DRAINAGE SYSTEM PROFILES
100–103	DRD1–DRD4	DRAINAGE DETAILS
104–110	UT1–UT7	UTILITY RELOCATION PLANS
111	WM1	WATER SYSTEM NOTES & DETAILS
112–131	WM2–WM21	WATER MAIN PLANS
132–138	WMD1–WMD7	WATER MAIN DETAILS
139–140	FM1–FM2	SEWER FORCE MAIN PLANS
141–147	LS1–LS7	LANDSCAPE PLANS
148–151	LSD1–LSD4	LANDSCAPE DETAILS
152–158	IR1–IR7	IRRIGATION PLANS
159–161	IRD1–IRD3	IRRIGATION DETAILS
162–165	RWN1–RWN4	RETAINING WALL NOTES & KEY PLAN
166–178	RW1–RW13	RETAINING WALL PLANS
179–188	RWD1–RWD10	RETAINING WALL DETAILS
189–195	CH1–CH7	CHANNELIZATION & SIGNING PLANS
196–202	IL1–IL7	ILLUMINATION PLANS
203–205	TS1–TS3	TRAFFIC SIGNAL PLANS
206	STN1	STAGING & TRAFFIC CONTROL NOTES
207–208	STC1–STC2	STAGING & TRAFFIC CONTROL DETOUR PLANS
209–230	STC3–STC24	STAGING & TRAFFIC CONTROL PLANS
1–4	ROW1–ROW4	RIGHT-OF-WAY PLANS (*FROM CITY OF BELLEVUE*)

APPROVED FOR CONSTRUCTION

TRANSPORTATION DESIGN MANAGER — DATE 10/30/19

PROJECT MANAGER — DATE 10/30/19

811 Know what's below CALL before you dig.

CITY MANAGER
BRAD MIYAKE

MAYOR
JOHN CHELMINIAK

DEPUTY MAYOR
LYNNE ROBINSON

INTERIM DIRECTOR OF TRANSPORTATION
PAULA STEVENS

CITY COUNCIL
CONRAD LEE
JENNIFER ROBERTSON
JARED NIEUWENHUIS
JANICE ZAHN
JOHN STOKES

BID NO. 19069
C.I.P. NO. PW-R-183

TRANSPORTATION - ROW
APPROVED
11/20/2019

SECTION 24, T25E., W.M.
KING COUNTY

GENERAL NOTES:

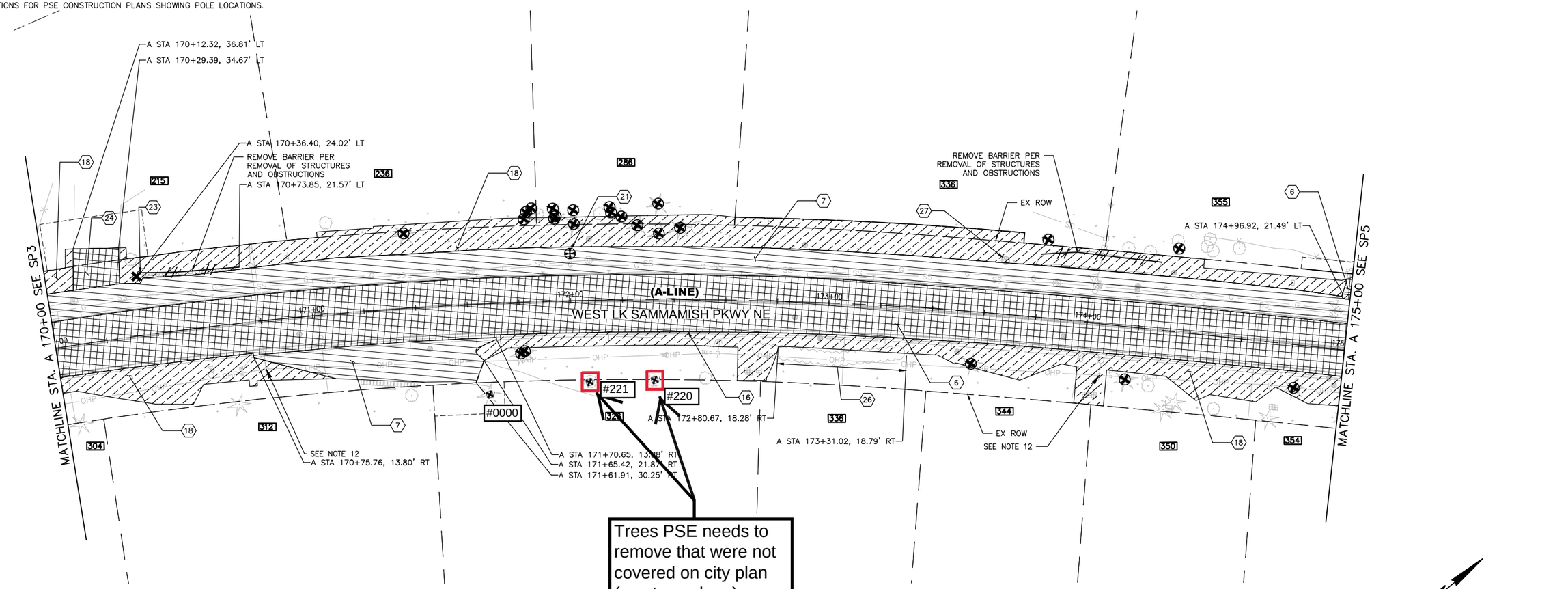
1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
2. CALL UTILITIES UNDERGROUND LOCATION CENTER AT 1-800-424-5555 48 HOURS PRIOR TO CONSTRUCTION.
3. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE INFORMATION CONTAINED WITHIN AS-BUILT DRAWINGS, FIELD LOCATES AND POTHOLING INFORMATION.
4. DRIVEWAY ACCESS MUST BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE AGREED TO BY THE CITY OF BELLEVUE.
5. PROVIDE, INSTALL, AND MAINTAIN TEMPORARY CHAIN LINK FENCE WITH PRIVACY SCREENING ON THE RIGHT OF WAY WHERE AN EXISTING FENCE WAS REMOVED. A TEMPORARY CHAIN LINK FENCE TO REMAIN IN PLACE UNTIL THE NEW WOOD FENCE IS INSTALLED.
6. SEE EC SHEETS FOR EROSION SEDIMENT CONTROL.
7. SEE CH SHEETS FOR FOR SIGN EQUIPMENT REMOVAL.
8. SEE UT AND DR FOR STORM PIPE STRUCTURE REMOVAL.
9. SAVE AND PROTECT ALL EXISTING VEGETATION OUTSIDE THE CLEARING AND GRUBBING LIMITS. UNLESS NOTED FOR REMOVAL ON SITE PREPARATION SHEETS.
10. SEE CONTRACT PROVISIONS FOR TEMPORARY AND PERMANENT MAILBOX RELOCATION AND INSTALLATION.
11. SITE PREPARATION SOUTH OF STA A 158+50, NORTH OF STA A 189+00, ON 2ND PLACE, AND ON 176TH LANE, ARE DEFINED ON THE PAVEMET RESTORATION PLAN SHEETS.
12. PSE RELOCATING UTILITY POLES PRIOR TO PROJECT CONSTRUCITON. SEE PROJECT SPECIFICATIONS FOR PSE CONSTRUCTION PLANS SHOWING POLE LOCATIONS.

SITE PREPARATION NOTES:

6. REMOVING CEMENT CONC. PAVEMENT
7. REMOVING ASPHALT CONC. PAVEMENT
16. REMOVING CEMENT CONC. GUTTER
18. CLEARING AND GRUBBING
21. REMOVE AND REPLACE EXISTING MONUMENT
23. REMOVE MAILBOX AND POST, SUGGESTED RELOCATION PER CHANNELIZATION SHEETS
24. REMOVE EXISTING CEMENT CONCRETE DRIVEWAY
26. SAVE AND PROTECT EXISTING VEGETATION
27. ABANDON EXISTING MONITORING WELL

SITE PREPARATION LEGEND

- REMOVING CEMENT CONC. SIDEWALK
- REMOVING CEMENT CONC. PAVEMENT
- REMOVING ASPHALT CONC. PAVEMENT
- CLEARING AND GRUBBING
- REMOVE TREE AND STUMP
- REMOVE TREE, BUTT CUT STUMP TO GRADE
- REMOVE OBJECT
- MONUMENT CASE AND COVER
- BORE/POTHOLE
- REMOVE
- SAWCUT
- PROPERTY LINES
- XXX ADDRESS #



1 2 3 4 5 6 7

KEY PLAN

811 Know what's below CALL before you dig.

20 10 0 20 40
HORIZONTAL SCALE

SCOTT JOHNSON STATE OF WASHINGTON 47673 REGISTERED PROFESSIONAL ENGINEER
11/5/19

NO.	DATE	BY	APPR.	REVISIONS

Approved By

TRANSPORTATION DESIGN MANAGER DATE

PROJECT MANAGER DATE

R. HADDELAND DESIGNED BY DATE
C. WILCOX DRAWN BY DATE
M. LARSON CHECKED BY DATE

City of Bellevue
TRANSPORTATION DEPARTMENT

HDR

WEST LAKE SAMMAMISH PKWY PHASE 2

SITE PREPARATION & GRADING PLAN
STA. A 170+00 TO STA. A 175+00

SHEET

SECTION 24, R5E., W.M.
KING COUNTY

GENERAL NOTES:

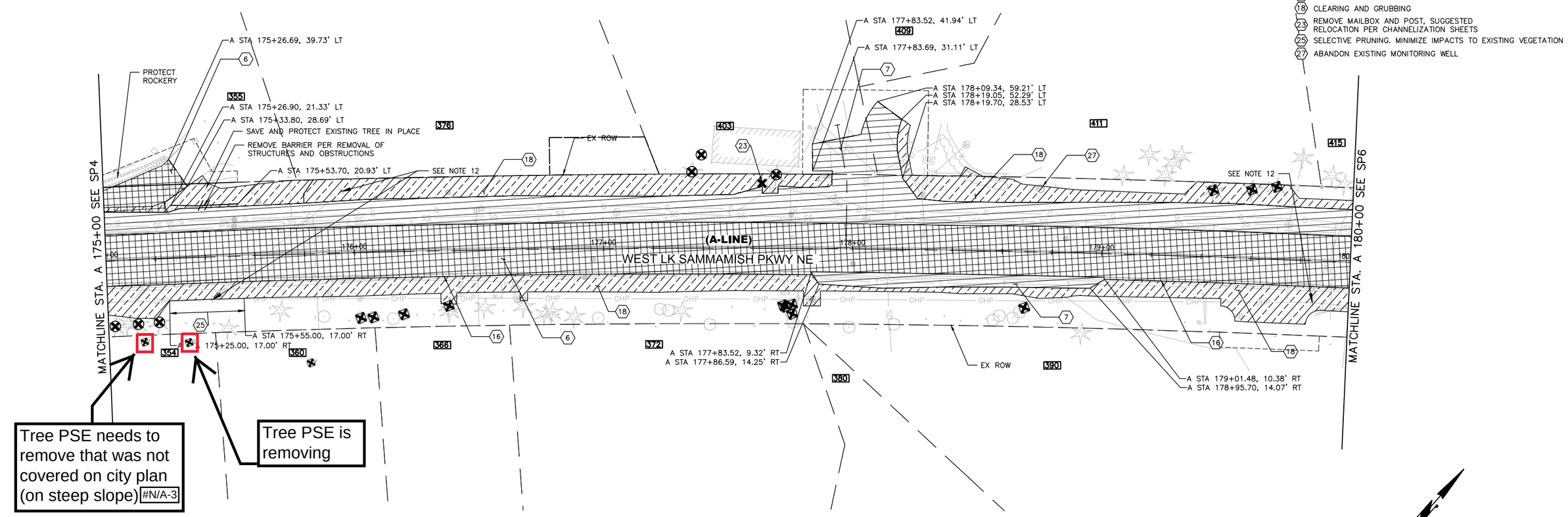
1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
2. CALL UTILITIES UNDERGROUND LOCATION CENTER AT 1-800-424-5555 48 HOURS PRIOR TO CONSTRUCTION.
3. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE INFORMATION CONTAINED WITHIN AS-BUILT DRAWINGS, FIELD LOCATES AND POTHOLING INFORMATION.
4. DRIVEWAY ACCESS MUST BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE AGREED TO BY THE CITY OF BELLEVUE.
5. PROVIDE, INSTALL, AND MAINTAIN TEMPORARY CHAIN LINK FENCE WITH PRIVACY SCREENING ON THE RIGHT OF WAY WHERE AN EXISTING FENCE WAS REMOVED. A TEMPORARY CHAIN LINK FENCE TO REMAIN IN PLACE UNTIL THE NEW WOOD FENCE IS INSTALLED.
6. SEE EC SHEETS FOR EROSION SEDIMENT CONTROL.
7. SEE CH SHEETS FOR FOR SIGN EQUIPMENT REMOVAL.
8. SEE UT AND DR FOR STORM PIPE STRUCTURE REMOVAL.
9. SAVE AND PROTECT ALL EXISTING VEGETATION OUTSIDE THE CLEARING AND GRUBBING LIMITS. UNLESS NOTED FOR REMOVAL ON SITE PREPARATION SHEETS.
10. SEE CONTRACT PROVISIONS FOR TEMPORARY AND PERMANENT MAILBOX RELOCATION AND INSTALLATION.
11. SITE PREPARATION SOUTH OF STA A 158+50, NORTH OF STA A 189+00, ON 2ND PLACE, AND ON 176TH LANE, ARE DEFINED ON THE PAVEMET RESTORATION PLAN SHEETS.
12. PSE RELOCATING UTILITY POLES PRIOR TO PROJECT CONSTRUCITON. SEE PROJECT SPECIFICATIONS FOR PSE CONSTRUCTION PLANS SHOWING POLE LOCATIONS.

SITE PREPARATION LEGEND

- REMOVING CEMENT CONC. SIDEWALK
- REMOVING CEMENT CONC. PAVEMENT
- REMOVING ASPHALT CONC. PAVEMENT
- CLEARING AND GRUBBING
- REMOVE TREE AND STUMP
- REMOVE TREE, BUTT CUT STUMP TO GRADE
- REMOVE OBJECT
- MONUMENT CASE AND COVER
- BORE/POTHOLE
- REMOVE
- SAWCUT
- PROPERTY LINES
- XXX ADDRESS #

SITE PREPARATION NOTES:

6 REMOVING CEMENT CONC. PAVEMENT
7 REMOVING ASPHALT CONC. PAVEMENT
16 REMOVING CEMENT CONC. GUTTER
18 CLEARING AND GRUBBING
23 REMOVE MAILBOX AND POST, SUGGESTED RELOCATION PER CHANNELIZATION SHEETS
25 SELECTIVE PRUNING. MINIMIZE IMPACTS TO EXISTING VEGETATION
27 ABANDON EXISTING MONITORING WELL



KEY PLAN

1 2 3 4 5 6 7

811 Know what's below CALL before you dig.

20 10 0 20 40
HORIZONTAL SCALE

SCOTT JOHNSON STATE OF WASHINGTON 47873 REGISTERED PROFESSIONAL ENGINEER
11/5/19

NO.	DATE	BY	APPR.	REVISIONS

Approved By

TRANSPORTATION DESIGN MANAGER DATE
PROJECT MANAGER DATE

R. HADDELAND DESIGNED BY DATE
C. WILCOX DRAWN BY DATE
M. LARSON CHECKED BY DATE

City of Bellevue
TRANSPORTATION DEPARTMENT

HDR

WEST LAKE SAMMAMISH PKWY PHASE 2

SITE PREPARATION & GRADING PLAN
STA. A 175+00 TO STA. A 180+00
TRANSPORTATION - ROW

APPROVED
11/20/2019

PLANTING PLAN – WEST LAKE SAMMAMISH PARKWAY PHASE II PROJECT
City of Bellevue File #: s19-107341 LO, 19-103153GD

PROJECT: Puget Sound Energy (PSE) is proposing to remove two trees that were not previously included in the permit review for the West Lake Sammamish Parkway Phase II Project. The two trees are located on a regulated steep slope. PSE's distribution line is being relocated to accommodate the City of Bellevue utility and transportation joint construction project to replace an aging water line and to add a multi-use path and landscaping along West Lake Sammamish Parkway. These trees were not originally marked for removal in the City of Bellevue plans, but it has been determined by a qualified PSE arborist that they must be removed to meet NESC clearance requirements.

ADDRESS: 354 West Lake Sammamish Parkway NE **PARCEL**: 3625059122

LANDOWNER: Mike Donelson **CONTACT:** 206-484-3171 / miked@owpllc.net

MITIGATION COORDINATOR: Cate Burnett, Asplundh Tree Expert, LLC / 206-718-8216

INSTALLATION DATE: fall/winter 2020/2021

PLANTING SPECS:

1. Remove invasive species by hand grubbing
2. Install straw wattles for erosion control and for terracing of steep slope area
3. Add 2 inch layer of compost, followed by 3 inch layer of mulch (avoid disturbance of existing native vegetation in planting area)
4. Installation of 1 gallon plants

OBJECTIVES:

1. Replace loss of tree canopy with shrubs compatible with powerlines
2. Stabilize slopes with plant material suitable for slope stability

GOALS:

1. Year 1 required 80% survival
2. Year 3 required 70% survival

MAINTENANCE:

1. Required maintenance to include watering and weeding for 3 years after installation date

PLANTING AREA:
Location
On-site: The site is located off of West Lake Sammamish Parkway NE, on the east side of the roadway.
Off-site: The site is located off of West Lake Sammamish Parkway NE, on the west side of the roadway, just south of NE 16th Place. **See attached Site Maps.**

Description
On-site mitigation is located on a sloped area that extends from West Lake Sammamish Parkway NE, downslope to an access road/driveway. Invasive vegetation consists of English ivy *(Hedera helix)*; site preparation will include removing large swaths of ivy to create areas for native vegetation to expand and

grow. Portions of the site utilize English ivy for ornamental slope coverage; these areas will not be disturbed. The combined planting area is approximately 600 SF.

Off-site mitigation is located in a largely deciduous remnant forest with minimal understory. Trees will be planted closer to the right-of-way within the city owned property. Invasive vegetation consists of English ivy *(Hedera helix)* and Himalayan blackberry *(Rubus procerus).* The planting area is approx. 1,000 SF (approx. 100'x10'+/-).

TREE REMOVAL TABLE:

SITE LOCATION	COMMON	BOTANICAL	DBH
354 West Lake Sammamish Parkway NE	Douglas fir	*Psuedotsuga menziesii*	23"
"	Douglas fir	*Pseudotsuga menziesii*	24"
		TOTALS:	**2**

MITIGATION PLANTINGS – 600 square feet (SF) On-site Shrub Replacement

SITE 1	SPECIES	BOTANICAL	#	SIZE	NOTES
300 SF of impacts (15'x20')	red-flowering currant	*Ribes sanguineum*	3 (+2)	1 G	Plant 4-6 ft on center
	snowberry	*Symphoricarpus albus*	5 (+1)	1 G	"
		TOTALS:	**8 (+3)**	*30% (+) added for percent survival by year 3*	

*The total required planting number is **8.***

SITE 2	SPECIES	BOTANICAL	#	SIZE	NOTES
300 SF of impacts (15'x20')	red-flowering currant	*Ribes sanguineum*	3 (+2)	1 G	Plant 4-6 ft on center
	snowberry	*Symphoricarpus albus*	5 (+1)	1 G	"
		TOTALS:	**8 (+3)**	*30% (+) added for percent survival by year 3*	

*The total required planting number is **8.***

MITIGATION PLANTINGS – 3:1 Off-site Tree Replacement

CODE	SPECIES	BOTANICAL	#	SIZE	NOTES
PSME	Douglas fir	*Pseudotsuga menziesii*	3 (+1)	1 G	Plant 9 ft on center
PIMO	Western white pine	*Pinus monticola*	3 (+1)	1 G	"
		TOTALS:	**6 (+2)**	*30% (+) added for percent survival by year 3*	

*The total required planting number is **6.***

SITE LOCATION MAP- DONELSON PROPERTY

NOTE: Measurements Approximate

TREE REMOVAL LOCATION – SITE 1

TREE REMOVAL LOCATION – SITE 2

OFF SITE MITIGATION – CITY OF BELLEVUE PROPERTY

Note: Measurements approximate

PLANTING PLAN – WEST LAKE SAMMAMISH PARKWAY PHASE II PROJECT
City of Bellevue File #: s19-107341 LO, 19-103153GD

PROJECT: Puget Sound Energy (PSE) is proposing to remove two trees that were not previously included in the permit review for the West Lake Sammamish Parkway Phase II Project. The two trees are located on a regulated steep slope. PSE's distribution line is being relocated to accommodate the City of Bellevue utility and transportation joint construction project to replace an aging water line and to add a multi-use path and landscaping along West Lake Sammamish Parkway. These trees were not originally marked for removal in the City of Bellevue plans, but it has been determined by a qualified PSE arborist that they must be removed to meet NESC clearance requirements.

ADDRESS: 326 West Lake Sammamish Parkway NE **PARCEL**: 3625059021

LANDOWNER: Linda Bowers **CONTACT:** 425-894-4589 / lmbowers2@msn.com

MITIGATION COORDINATOR: Cate Burnett, Asplundh Tree Expert, LLC / 206-718-8216

INSTALLATION DATE: fall/winter 2020/2021

PLANTING SPECS:

1. Remove invasive species by hand grubbing
2. Installation of 1 gallon plants
3. A 3 inch layer of mulch will be added to the base of each plant
4. Straw wattles may be utilized for slope stability

OBJECTIVES:

1. Replace loss of tree canopy with shrubs compatible with powerlines
2. Stabilize slopes with plant material suitable for slope stability

GOALS:

1. Year 1 required 80% survival
2. Year 3 required 70% survival

MAINTENANCE:

1. Required maintenance to include watering and weeding for 3 years after installation date

PLANTING AREA:

Location

On-site: The site is located off of West Lake Sammamish Parkway NE, on the east side of the roadway.
Off-site: The site is located off of West Lake Sammamish Parkway NE, on the west side of the roadway, just south of NE 16th Place. **See attached Site Maps.**

Description

On-site mitigation is located on a sloped area that extends from West Lake Sammamish Parkway NE, downslope to an access road/driveway. Invasive vegetation consists of English ivy *(Hedera helix)*; site preparation will include removing large swaths of ivy to create areas for native vegetation to expand and grow. The planting area is approximately 1,200 SF (approx. 40'x30').

Off-site mitigation is located in a largely deciduous remnant forest with minimal understory. Trees will be planted closer to the right-of-way within the city owned property. Invasive vegetation consists of English ivy *(Hedera helix)* and Himalayan blackberry *(Rubus procerus).* The planting area is approx. 1,000 SF (approx. 100'x10'+/-).

TREE REMOVAL TABLE:

SITE LOCATION	COMMON	BOTANICAL	DBH
326 West Lake Sammamish Parkway NE	Big-leaf maple	*Acer macrophyllum*	28"
"	Big-leaf maple	*Acer macrophyllum*	17"
		TOTALS:	**2**

MITIGATION PLANTINGS –1,200 SF On-site Shrub Replacement

CODE	SPECIES	BOTANICAL	#	SIZE	NOTES
ACCI	Vine maple	*Acer circinatum*	5	1 G	Plant 9 ft on center & 15 ft from conductors
RISA	red-flowering currant	*Ribes sanguineum*	10	1 G	Plant 6 ft on center
SYAL	snowberry	*Symphoricarpus albus*	10 (+5)	1 G	"
ROGY	Bald-hip rose	*Rosa gymnocarpa*	9 (+5)	1 G	"
TOTAL PLANTS = 34 (+10) = 44					

An additional planting of 30% is used to insure survivability by Year 3. The total required planting number is **34.**

MITIGATION PLANTINGS – 3:1 Off-site Tree Replacement

CODE	SPECIES	BOTANICAL	#	SIZE	NOTES
PSME	Douglas fir	*Pseudotsuga menziesii*	3 (+1)	1 G	Plant 9 ft on center
PIMO	Western white pine	*Pinus monticola*	3 (+1)	1 G	"
TOTAL PLANTS = 6 (+2) = 8					

An additional planting of 30% is used to insure survivability by Year 3. The total required planting number is **6.**

SITE LOCATION MAP- BOWERS PROPERTY

Note: Measurement approximate

TREE REMOVAL LOCATIONS - BOWERS PROPERTY

OFF SITE MITIGATION – CITY OF BELLEVUE PROPERTY

Note: Measurement approximate